

SILPAS040064

Date: February 8, 2022.

To,  
M/s. MERRYVIEW DEVELOPERS  
R K CHEMBERS.3A,3RD FLOOR, DWARIKA TOWERS, BURDWAN RD,  
SILIGURI,  
DARJILING - 734001,  
West Bengal

**Sub:** Your application to AXIS Bank for the approval of projects "**MERRY VIEW RESIDENCY**" At Pno-44,45(LR) GANDHI NAGAR, BHANU NAGAR RD, OPP HOLY CROWN SCHOOL,W/NO-43. SILIGURI-01,DT-JALPAIGURI, Pno-44,45(LR) GANDHI NAGAR, BHANU NAGAR RD, OPP HOLY CROWN SCHOOL,W/NO-43. SILIGURI-01,DT-JALPAIGURI, BHANUNAGAR BAZAR RD, GANDHI NAGAR, OPP HOLY CROWN SCHOO, JALPAIGURI.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

**Reference: APF No. SILPAS040064 – MERRY VIEW RESIDENCY.**

- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. SILPAS040064 In case of any queries please feel free to contact **MANOJ SAH** on Mobile No - **9832044683**.

We look forward for a long and mutually rewarding association with you.

Best Regards,  
For Axis Bank Ltd.

Authorized Signatory



**Documents to be collected from each borrower at the time of disbursement**
**Pre Disbursement Document : Individual**

1. Current Unregistered Sale Agreement
2. Own Contribution Receipts
3. Others: Current Registered Sale Agreement for Commercial units.
4. Others: The project Merry View Residency is developed as G+5 std resi cum commercial building with 55 nos of resi units, 7 Nos shops, 47 nos of parking under 4 nos of Blocks at Plot no-44,45(LR).Bldg Cat-A

**Pre Disbursement Document : Builder**

1. Tripartite Agreement
2. Noc From Builder
3. Others: As per Development Agreement, Owners allocations shall be allocated basis of 22.5 percentage and 45 percentage of the total construction area upon their share of land. Also as per Development Deed I-1596 & I-1707, page no 7 point no 4.3 and 4.2, clearly mentioned that Developer shall be arrange to sale the total constructed area including shares of landowners to the intending purchasers and developer shall paid the consideration money to landowners as per their shares.
4. Others: Sale Deed & ATS should executed between Land owners -Smt Janak Kaur and North Valley Ispat Udyog Pvt Ltd or Gpa holder in favor of Builder, Developer - Merry View Developers (authorized signatory of Merry View Developers ) & Borrowers.
5. Others: Please note that minimum 10 % of loan amount will be held and released at the time of final registration of the property in the name of customer /borrower and delivery of registered deed of conveyance to the Bank.
6. Others: If any project Loan is opted from any Banks/Fin Inst by builder,they have to inform us along with all relevant documents & Escrow a/c details.
7. Others: Disbursement to be done over approved units ,subject to SBU area and unit number should be same in ATS as per nomenclature documented by builder. Disbursement over commercial units will be done basis of Sale agreement registration with minimum 75 percent work to be completed for individual commercial units.
8. Demand letter from builder

**Post Disbursement Document : Builder**

1. Conveyance Deed Due Date : 2024-12-31

**Project Details**

For BWF:

Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	4	62
Approved	1	4	62

For Plot:



Approved Details for Plot	
	Nos of Units
Total	0
Approved	0

For Bungalow/Row Houses:

Approved Details for Bungalow/Row Houses	
	Nos of Units
Total	0
Approved	0

SILPAS040064

Date: September 22, 2021.

To,  
M/s. MERRYVIEW DEVELOPERS  
R K CHEMBERS.3A,3RD FLOOR, DWARIKA TOWERS, BURDWAN RD,  
SILIGURI,  
DARJILING - 734001,  
West Bengal

**Sub:** Your application to AXIS Bank for the approval of projects "**MERRY VIEW RESIDENCY**" At Pno-44,45(LR) GANDHI NAGAR, BHANU NAGAR RD, OPP HOLY CROWN SCHOOL,W/NO-43. SILIGURI-01,DT-JALPAIGURI, Pno-44,45(LR) GANDHI NAGAR, BHANU NAGAR RD, OPP HOLY CROWN SCHOOL,W/NO-43. SILIGURI-01,DT-JALPAIGURI, BHANUNAGAR BAZAR RD, GANDHI NAGAR, OPP HOLY CROWN SCHOO, JALPAIGURI.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

**Reference: APF No. SILPAS040064 – MERRY VIEW RESIDENCY.**

- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. SILPAS040064 In case of any queries please feel free to contact **MANOJ SAH** on Mobile No - **9832044683**.

We look forward for a long and mutually rewarding association with you.

Best Regards,  
For Axis Bank Ltd.

Authorized Signatory



**Documents to be collected from each borrower at the time of disbursement**
**Pre Disbursement Document : Individual**

1. Current Unregistered Sale Agreement
2. Own Contribution Receipts
3. Others: Current Registered Sale Agreement for Commercial units.
4. Others: The project Merry View Residency is developed as G+3 std resi cum commercial building with 33 nos of resi units, 7 Nos shops, 47 nos of parking under 4 nos of Blocks at Plot no-44,45(LR).Bldg Cat-A

**Pre Disbursement Document : Builder**

1. Tripartite Agreement
2. Noc From Builder
3. Others: As per Development Agreement, Owners allocations shall be allocated basis of 22.5 percentage and 45 percentage of the total construction area upon their share of land. Also as per Development Deed I-1596 & I-1707, page no 7 point no 4.3 and 4.2, clearly mentioned that Developer shall be arrange to sale the total constructed area including shares of landowners to the intending purchasers and developer shall paid the consideration money to landowners as per their shares.
4. Others: Sale Deed & ATS should executed between Land owners -Smt Janak Kaur and North Valley Ispat Udyog Pvt Ltd or Gpa holder in favor of Builder, Developer - Merry View Developers (authorized signatory of Merry View Developers ) & Borrowers.
5. Others: Please note that minimum 10 % of loan amount will be held and released at the time of final registration of the property in the name of customer /borrower and delivery of registered deed of conveyance to the Bank.
6. Others: If any project Loan is opted from any Banks/Fin Inst by builder,they have to inform us along with all relevant documents & Escrow a/c details.
7. Others: Disbursement to be done over approved units .subject to SBU area and unit number should be same in ATS as per nomenclature documented by builder. Disbursement over commercial units will be done basis of Sale agreement registration with minimum 75 percent work to be completed for individual commercial units.
8. Demand letter from builder

**Post Disbursement Document : Builder**

1. Conveyance Deed Due Date : 2024-12-31

**Project Details**

For BWF:



Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	4	40
Approved	1	4	40

For Plot:

Approved Details for Plot	
	Nos of Units
Total	0
Approved	0

For Bungalow/Row Houses:

Approved Details for Bungalow/Row Houses	
	Nos of Units
Total	0
Approved	0